

## S U M M A R Y

<b>FILE NO.</b>	2232	<b>Thomas Guide Map No.</b>	717
		<b>Date Received:</b>	04/05/06
		<b>Date Distributed:</b>	04/06/06
<b>ENTITY</b>	Soos Creek Water & Sewer District	<b>Date Filed:</b>	
<b>ACTION</b>	Proposal for Expansion of Sewer Service Area	<b>Expiration 45 Days:</b>	05/20/06
<b>TITLE</b>	P366-S Annexation	<b>Board Meeting:</b>	04/20/06

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<b>Location</b>	The site is located within the corporate boundaries of the City of Covington. SE 256 <sup>th</sup> Street forms the northern boundary of the site. SE 264 <sup>th</sup> Street forms the southern boundary of the site. The western boundary is generally formed by 169 <sup>th</sup> Avenue SE (if extended). The eastern site boundary is generally formed by 172 <sup>nd</sup> Avenue SE.
<b>Land Area</b>	79.02 acres (34 parcels)
<b>Current Land Use:</b>	Residential Uses (28 parcels); Undeveloped land (Six parcels)
<b>Population</b>	Estimated at 87 persons
<b>Assessed Valuation</b>	\$6,945,000.
<b>County Comprehensive Plan Designation/Zoning</b>	Not applicable
<b>City Comprehensive Plan Designation</b>	Residential Use – Moderate Density
<b>City Zoning</b>	R-6 (Six dwelling units per acre)
<b>District Comprehensive Plan</b>	The Soos Creek Water & Sewer District Comprehensive Sewerage Plan (2005) establishes provisions for sewer service to the proposed annexation area.
<b>District Franchise</b>	Franchise is provided in the Soos Creek Water & Sewer District Comprehensive Sewerage Plan
<b>Urban Growth Area (UGA)</b>	The site lies within the Urban Growth Area as defined in the King County Comprehensive Plan
<b>SEPA Declaration</b>	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in March 2006.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Reagan Dunn

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division,  
State Department of Ecology, Puget Sound Regional Council,  
Municipality of Metropolitan Seattle (Metro)

**Cities:** Covington

**Fire Districts:** King County Fire Protection District No. 37

**Water Districts:** Covington Water District

**Sewer Districts:** Not Applicable

**School District:** Tahoma No. 409

## **SUMMARY File No. 2232**

The Soos Creek Water & Sewer District proposes to annex approximately 79.02 acres within the City of Covington. The site is located within the corporate boundaries of the City of Covington. SE 256<sup>th</sup> Street forms the northern boundary of the site. SE 264<sup>th</sup> Street forms the southern boundary of the site. The western boundary is generally formed by 169<sup>th</sup> Avenue SE (if extended). The eastern site boundary is generally formed by 172<sup>nd</sup> Avenue SE.

The purpose of the annexation is to permit the Soos Creek Water & Sewer District to extend sanitary sewer service to the area to serve future permitted residential development. The proposed annexation area is addressed in the Soos Creek Water & Sewer District Plan. The District reports sufficient resources and capacity to serve the area at current development and at anticipated future full development.

The District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.070 (Annexation of Territory).

The proposed P366-S annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Soos Creek Water & Sewer District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., sewer, water) envisioned in the Act.

The proposed P366-S annexation is reported to be consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is consistent with Policy LU-14 which calls for areas within the Urban Growth Boundaries to be provided a full range of urban services. The proposal is also consistent with Policies F-245 and F-246 which support the provision of public sewer services within the Urban Growth area. Sanitary sewer service is also consistent with environmental protection standards for urban areas.

The proposed P366-S annexation is reported to also be consistent with King County Comprehensive Plan provisions that support further growth in this area. For example, Policy U-115 encourages urban levels of densities within cities. U-140 calls for residential developments within urban areas to be provided with basic services (e.g., sanitary sewer services) to protect public health and safety.

Further, the proposed P366-S annexation is reported to comply with the City of Covington Comprehensive Plan and Land Use Regulations. More specifically, Covington Comprehensive Plan policies UTG 1.06, UTP 1.15, and UTP 3.2 support the provision of coordinated land use and public services/facilities within the community. The proposed P366-S annexation reportedly will provide the opportunity for the underlying residential community to receive reliable and efficient sewer services.

However, Soos Creek Water and Sewer District representatives and City of Covington officials report that the annexation will not have any direct impact on land use. Existing and future development will continue to be subject to applicable City of Covington plans and regulations. More specifically, under City standards, properties in the area may be developed with residential uses of six dwelling units per acre. Development is anticipated in this area in the foreseeable future (5 – 20 years). A maximum of 475 new homes could be permitted under existing City of Covington plans and regulations. Environmentally sensitive areas (e.g., variable topography) would also be preserved under the provisions of this annexation.

This Annexation is reportedly also consistent with Boundary Review Board Objectives. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will facilitate future permitted residential uses.

Annexation is also consistent with Objective 3, which calls for logical service areas and with Objective 4 which calls for regular boundaries. Other properties in the vicinity are now served by Soos Creek Water & Sewer District. The addition of P366-S properties would provide for more regular service area boundaries thereby permitting service levels which would protect public health and safety.

All costs associated with extending service to the property are reported to be the responsibility of property owners within the annexation area. A Developer Extension Agreement, District Contract or Utilities Local Improvement District (ULID) will be established for the construction of required facilities. The District anticipates a generally balance between revenue and expenditures with extension of service to the P366-S annexation area.

The proposal will not affect services by Fire District No. 37. Water services will continue to be provided by the Covington Water District. Provision of other public services (e.g., schools, libraries, recreation facilities) will not be affected by the proposed P366-S annexation.